

An Overview of the Jasper County 2016 pay 2017 Annual Adjustment March 14, 2016

The county contracted with Nexus Group, Inc. to perform all aspects of the annual adjustment process. The same contractor has been used since 2006 pay 2007 for such services in this county. The following activities occurred in the various townships in regards to the annual adjustment process in Jasper County for 2016 pay 2017:

County-wide

All valid sales occurring between 1/1/2015 and 12/31/2015 are included in the study. Valid sales from 2014 were also added, and no time adjustments were deemed necessary. Each class is broken down below.

Property class specific comments

Industrial Vacant:

Sales activity was very limited in this class, only two sales occurred in the last three years.

Industrial Improved:

Sales activity was very limited in this class, only three sales occurred during the time period used.

Commercial Vacant:

Sales activity was very limited in this class. Only two sales occurred during the time period used.

Commercial Improved

Sales activity was limited in this class. Sales combined countywide as a result.

Residential Vacant

Sales activity was somewhat limited in this class. Wheatfield sales were combined with the Keener study due to lack of sales in Wheatfield and the proximity/similarity of the two townships. Barkley, Carpenter, Kankakee, Newton, & Union combined to one study for rural areas. Gillam, Hanging Grove, Jordan & Milroy results were extrapolated from the rural study.

Residential Improved

Hanging Grove had no sales, and the results from this township were extrapolated from the Barkley study due to similarity of the areas.